**Minutes**

**HOA Board Meeting**

**September 3, 2019; 7pm**

**Board Attendees**

Joe Payne

Chad Thompson

Jeremy Baker

Stephanie Duffy

**Call to Order** 7:00pm

**MOTION**: Chad : Move agenda items 8&9 to beginning of agenda, Jeremy second, approved.

**MOTION:** Jeremy: Approve meeting minutes from July Board Meeting and August Special Meeting as written, Chad second, approved.

**Treasurer update** by Susan Miller (Sentry Management)

* Operating account at $12,831.56
* Reserve account at $587, 615.38
* Additional landscape – watering, lake and waterway maintenance account, contracted pool $8840 July installment, electric water sewer telephone high this month contributing to variance in budget.
* Social committee $9567 variance, $5k due to fireworks

**Management Report** by Susan

* Recommend $2 increase from this year to next year for assessments.

**ACTION:** Schedule Budget Planning meeting

* Management contract up at the end of the year. Susan sending out shortly – suggesting 3 year contract due to savings increase
* Solar lights at the basketball court, $2600.

**ACTION:** Look into materials and cage around light.

* Clubhouse reno proposal – tabled to budget meeting
* 2020 American Pool contract – bid out to see other options

**Covenants Committee Update**

* Chad – items on agenda have all been approved – make sure to trim your bushes back. Fall inspections soon.

**Commercial Lot Update**

* Joe – committee formed, realtor, lawyer, expert. Board will be making decision in executive session.
* Community comment – Question if they can hear committee options. The options will be made available to the community as well as research – so community can make an informed decision.
* Community would like to know all realistic zoning options for lot. Options were provided in previous meeting regarding special exceptions and options.

**General Comments**

* Can meeting minutes be made available sooner? Minutes need to be approved by the board before distribution. The Board will look into posting an “executive summary” following each meeting. The Board will also post the meeting agenda on the website in advance. Looking to get more digital.

**ACTION:** Post meeting executive summary on website

* Roofing question – recently moved in and a few roofers have stopped by to discuss faulty shingles. Todd Allen mentioned he would provide information to homeowner.
* Landscaping question – particularly butterfly pond and the green are incredibly overgrown. Jeremy has been working with landscapers. Tried to go a little “green” with the chemicals and it hasn’t worked well. Regulations surround how close chemicals can be to pond. Jeremy has proposals from landscapers regarding these issues. Irrigation issues also – installation issues 7 years ago and hopefully we can redo next year. Hopefully go to wifi for rain sensor for sprinklers. Gas line on WAC – grass has not grown.

**ACTION:** Jeremy will reach out to Dominion.

* Waxwing turf reno upcoming and possible irrigation expansion.
* When they spray do they do side yards? They are supposed to and their map indicates yes. Spraying is subcontracted to TruGreen.

**New Business**

* Fall landscape projects – Jeremy updated. Tree RFP – $11-33k. Green update – $10k, Turf on Waxwing $6k

**MOTION**: Jeremy– 1 - approve improvement proposals from Land Care to improve Village Green not to exceed $11k – approved

2 – motion to approve proposal of turf remediation along Waxwing in the amount of $5877; work performed in the fall , billed in December, and paid in January., Chad second, approved.

3 - Chad -– to approve quasi hazardous tree removal proposals not to exceed 11k, Steph second, approved.

**NEXT MEETING:** Tuesday, October 1, 7pm; Working Budget Meeting

**SAVE THE DATES:**

Halloween Pizza Party??

Pics with Santa – December 7

**Meeting adjourned** 7:54pm